

**TRANSFER  
TAX  
PAID**

Doc # 2005006584  
Book 8334 Page 0280

58-41

**WARRANTY DEED  
(Joint Tenancy)**

**Hamlyn & Bodwell, LLC**, a Maine Limited Liability Company with a mailing address of  
75 Sunderland Drive, Auburn, Maine 04210

for consideration paid,

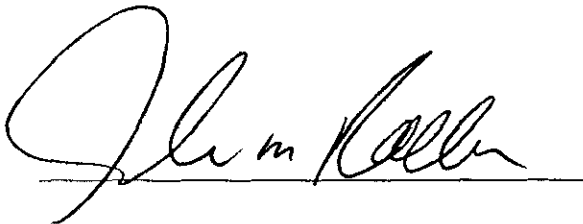
✓ grants to **Panagiotis Kritikos and John P. Kritikos**

of 56 Auburn Street, Haverhill, Massachusetts 01830

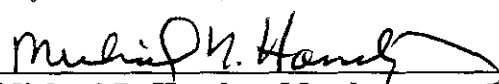
with **WARRANTY COVENANTS**, as **JOINT TENANTS**, the land in Waterville, Kennebec  
County, State of Maine, bounded and described as follows:

**SEE EXHIBIT A ATTACHED HERETO  
AND MADE A PART HEREOF**

IN WITNESS WHEREOF, **Michael R. Hamlyn**, Member of **Hamlyn & Bodwell, LLC** has  
caused this instrument to be executed this 11<sup>th</sup> day of March, 2005.



**Hamlyn & Bodwell, LLC**

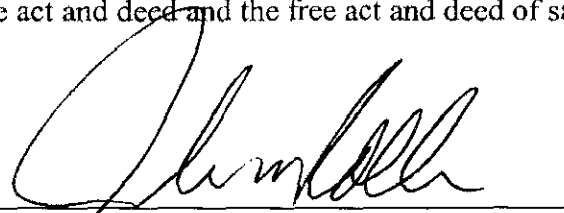
By:   
**Michael R. Hamlyn, Member**

**THE STATE OF MAINE  
Kennebec County, ss.**

March 11, 2005

Then personally appeared the above-named **Michael R. Hamlyn** in his said capacity and  
acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said  
**Hamlyn & Bodwell, LLC**.

Before me,



Notary Public

Print Name: \_\_\_\_\_

**ANDREW M. ROLLINS**  
Notary Public, Maine

My Commission Expires July 20, 2011

Y-17342

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EXHIBIT A

A certain lot or parcel of land, with any buildings thereon, situated in **WATERVILLE**, County of **KENNEBEC**, and State of **MAINE**, bounded and described as follows:

Beginning in the westerly line of College Avenue at the point of intersection of said College Avenue and the southerly line of Abbott Street; thence in a westerly direction in and along the southerly line of said Abbott Street one hundred (100) feet to the northeast corner of land of Fred Staples; thence in a southerly direction in and along the property line of the said Fred Staples seventy-five (75) feet to the land of Lewis J. Rosenthal; thence in an easterly direction in an along the property line of said Lewis J. Rosenthal ninety (90) feet to the west side of College Avenue; thence in a northerly direction in and along the west side of College Avenue seventy-five (75) feet to the point of beginning.

SUBJECT, HOWEVER, TO THE FOLLOWING COVENANTS: All buildings on said land shall be placed and set back to less than fifteen (15) feet from the street's lines; provided that steps, windows, porticoes and other projections appurtenant thereto are to be allowed in said reserved space; and that any dwelling house built upon said premises shall cost not less than twenty-five hundred (\$2,500.00) dollars.

SUBJECT, HOWEVER, TO THE FOLLOWING RESTRICTIONS: Property not to be used for any type of veterinary clinic, veterinary hospital, or veterinary business until January 1, 2010.

For Grantor's source of title reference is made to a Deed from Michael R. Hamlyn and Debra N. Bodwell dated May 6, 2003 and recorded in the Kennebec County Registry of Deeds in Book 7411, Page 21.

Received Kennebec SS.  
03/14/2005 1:58PM  
# Pages 2 Attest:  
BEVERLY BUSTIN-HATHEWAY  
REGISTER OF DEEDS